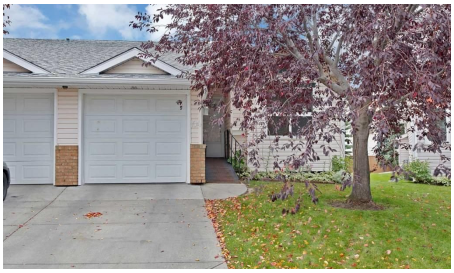
104 Catalina Circle NE

Calgary | Active | MLS® A2347959

$327,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,056.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

Welcome to this CORNER UNIT BUNGALOW TOWNHOUSE in the established community of Monterey Park. Offering a functional layout with 3 BEDROOMS PLUS A FLEX ROOM, 3 FULL BATHROOMS, a SINGLE FRONT ATTACHED GARAGE, and plenty of living space, this home offers the convenience of a well designed main floor layout.

The MAIN FLOOR features VAULTED CEILINGS and an OPEN CONCEPT living room, dining area, and kitchen, creating a bright and spacious feel. The living room is complemented by a cozy FIREPLACE. Also on the main floor are TWO BEDROOMS, including the PRIMARY BEDROOM WITH ITS OWN ENSUITE, a SECOND BEDROOM, another FULL BATHROOM, and convenient MAIN-FLOOR LAUNDRY. A RAMP AT THE FRONT ENTRANCE provides easier access for those with mobility needs.

The DEVELOPED BASEMENT adds even more living space with a THIRD BEDROOM, THIRD FULL BATHROOM, PRIVATE FLEX ROOM, and a LARGE RECREATION ROOM, providing plenty of space for relaxing, entertaining, hobbies, a home office, or guests.

Step outside onto the DECK overlooking the LARGE OPEN SHARED GREEN SPACE. Parking includes a SINGLE ATTACHED GARAGE and DRIVEWAY, while the complex also offers VISITOR PARKING and a DEDICATED GARBAGE ROOM. Conveniently located near the main entrance of the complex, the home also provides easy access to ADDITIONAL STREET PARKING.

Additional features and updates include CENTRAL A/C, WINDOWS (2024), WASHER & DRYER (2025), and HOT WATER TANK (2023).

Located in a QUIET COMPLEX with convenient access to 68 Street, McKnight Boulevard, 16 Avenue, Stoney Trail, and other major roads. Schools, parks, playgrounds, community amenities, shopping, groceries, and everyday services are nearby.

With its bungalow layout, generous developed basement, and convenient location, this home offers a great opportunity to make it your own. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347959
Bedrooms	3
Bathrooms	3
Year Built	1996

Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,056.6 sq. ft.
Main Level Finished Area:	1,056.6 sq. ft.
Below Grade Finished Area:	966.23 sq. ft.
Condo Fee:	$480.14
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1

Plan:	9611476
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Mixed, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Driveway, Front Drive, Garage Door Opener, On Street, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Fresco Gardens - Monterey Park
Community:	Monterey Park
Amenities:	Parking, Picnic Area, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'10" × 10'1" ·
Main Floor	Kitchen · 13'3" × 9'11" ·
Main Floor	Living Room · 18'8" × 16'1" ·
Main Floor	Bedroom - Primary · 13'11" × 10'1" ·
Basement	Bedroom · 15' × 11'8" ·
Basement	Flex Space · 12'10" × 9'6" ·
Basement	Game Room · 24'11" × 14'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Front Yard, Lawn, Open Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-CG d27
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-catalina-circle-ne-calgary-a2347959/

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